041.0	0003	0002.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 877,300 / 877,300
					USE VALUE: 877,300 / 877,300
					ASSESSED: 877,300 / 877,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	-38	DARTMOUTH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KATSABIRIS ATHANASIOS ETAL/ TRS
Owner 2:	ATHANASIOS KATSABIRIS REVOCABL
Owner 3:	MARIA KATSABIRIS REVOCABLE TR
Street 1:	41 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KATSABIRIS ARTHUR/MARIA -
Owner 2:	-
Street 1:	41 THORNDIKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Aluminum Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	433,300		444,000	877,300
Total Card	0.103	433,300		444,000	877,300
Total Parcel	0.103	433,300		444,000	877,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.33 | /Parcel: 397.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 27919
GIS Ref
GIS Ref
Insp Date 11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 041.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	433,400	0	4,500.	444,000	877,400	877,400	Year End Roll	12/18/2019
2019	104	FV	336,900	0	4,500.	471,800	808,700	808,700	Year End Roll	1/3/2019
2018	104	FV	336,900	0	4,500.	344,100	681,000	681,000	Year End Roll	12/20/2017
2017	104	FV	315,900	0	4,500.	299,700	615,600	615,600	Year End Roll	1/3/2017
2016	104	FV	315,900	0	4,500.	255,300	571,200	571,200	Year End	1/4/2016
2015	104	FV	281,500	0	4,500.	249,800	531,300	531,300	Year End Roll	12/11/2014
2014	104	FV	281,500	0	4,500.	205,400	486,900	486,900	Year End Roll	12/16/2013
2013	104	FV	292,900	0	4,500.	195,400	488,300	488,300		12/13/2012

!3412!

PRINT

Date	Time
12/10/20	18:40:24

LAST REV

Date	Time
08/04/20	15:14:14

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3412

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KATSABIRIS ARTH	75116-270	1	7/15/2020	Convenience	1	No	No		
DENNIS HELEN E/	32215-326		1/5/2001		340,000	No	No		
DENNIS HELEN E	29219-280		10/14/1998	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	27919
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2018	1628	Re-Roof	10,995	C				
9/26/2006	813	Porch	4,000					re build existing
4/30/2001	236	Porch	10,000	C				REPLACE 2 FRONT PO

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	163	PATRIOT
3/20/2000	Inspected	264	PATRIOT
3/1/2000	Measured	264	PATRIOT
8/19/1993		MP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.98000199
Adj $ / SQ:	187.516
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	588699
Depreciation:	155417
Depreciated Total:	433283

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

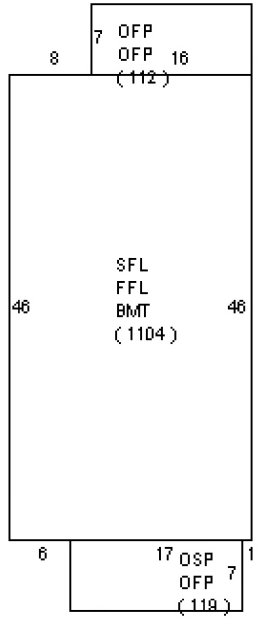
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	187.52
Special Features:	0	Val/Su Net:	114.81
Final Total:	433300	Val/Su SzAd	196.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	56.250	62,105
FFL	First Floor	1,104	187.520	207,018
SFL	Second Floor	1,104	187.520	207,018
OFP	Open Porch	343	20.880	7,163
OSP	Screen Porch	119	32.730	3,895

Net Sketched Area:	3,774			Total:	487,199
Size Ad	2208	Gross Are	3774	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

041.0-0003-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	